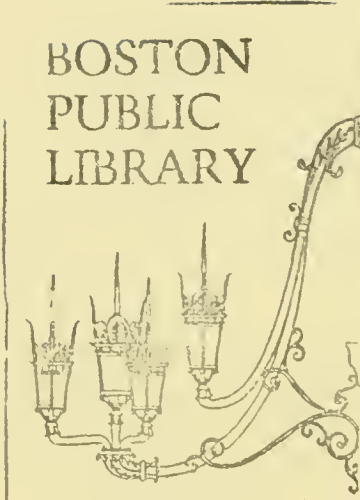


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Northern Downtown Districts Study

Bulfinch Triangle

Government Center

State Street

Faneuil Hall Marketplace

Northern Downtown Districts Study

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- district typology

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Downtown Context

Major Street Connectors

Tremont/Cambridge Street

Washington Street

Congress Street and Atlantic Avenue

Symbol of City

Symbol of State

National History

Study Area Features			
City Hall	Districts	Topography - Terraces defined by major N-S streets	State House
City Hall Plaza			Old State Hse
Walk to the Sea	Historic Origins - Districts shaped by hills and infill	Cross-section 1700s	State Street
Washington Mall		Cross-section Today	State Office Bdgs
Dock Square	Historic Street Pattern	Government Buildings - History 1600-1700s 1800s 1960s	Blackstone Block
Quincy Market			Bulfinch Triangle

Place in the City		
	Tremont/Cambridge Street Connector	Symbol of City
Central City		
District Typology	Washington Street Connector	Symbol of State
Building Typology		
Transportation	South Station/North Station Connectors via Congress St and Atlantic Ave	National History
Focal Points		
Open Space		

GOVERNMENT CENTER

DISTRICT STUDY

The development of Government Center in the 1960s signalled the beginning of an era of pride and prosperity for Boston. It was intended as the symbol and inspiration for the renewed city.

The Government Center Plan combined preservation of Boston's historic shrines - Faneuil Hall and the Old State House - with a grand civic design. City, regional, state, and federal agencies demonstrated unprecedented cooperation in carrying out the master plan. The new district now houses administrative offices and public services for the various levels of government, complementary commercial buildings, and the seats of government for the city, county, and commonwealth. City Hall Plaza provides a huge central space for community celebrations and demonstrations and is the focus and emblem of Government Center.





As part of the Downtown interim planning and rezoning process, the Government Center District Study seeks to carry the Government Center Plan to the next level of refinement in order to attain the level of activity and importance in city life originally envisioned. The study identifies opportunities for three areas of improvement:

- 1) increased effectiveness of land usage for governmental, commercial, and residential uses, for public open spaces, and for streets and walkways.
- 2) reinforcement of the district's structure and identity; enhancement of how the district is experienced and envisioned through its sequences of spaces and landmarks, its commemorative symbols, and its public amenities;
- 3) special attention to the activity and pedestrian-oriented features of City Hall Plaza and Congress Street, including programming to enliven the area on a daily basis and for special community events, as well as a coordinated public art program to honor historic and contemporary figures and events which have been dedicated to liberty and human rights.

Government Buildings - History



1600s

Town House with Bay Colony and Town Meeting Rooms above marketstalls sited prominently at the crest of a hill in the middle of the town square which was located at the intersection of King (State) Street and the High Street (Washington St.)

1700s

Second Town House (Old State House) built in 1712
Faneuil Hall built in 1740 provided town meeting hall above markets



1800s

New State House built on Beacon Hill 1795

City Hall built on School Street 1862

early 1900s

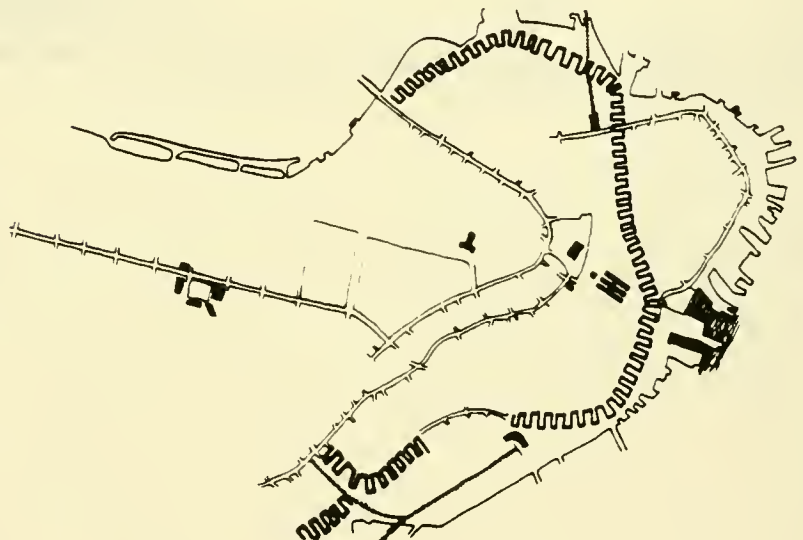
County and Federal Court Buildings built

1960s-70s

Government Center Urban Renewal Plan

new City Hall and Plaza

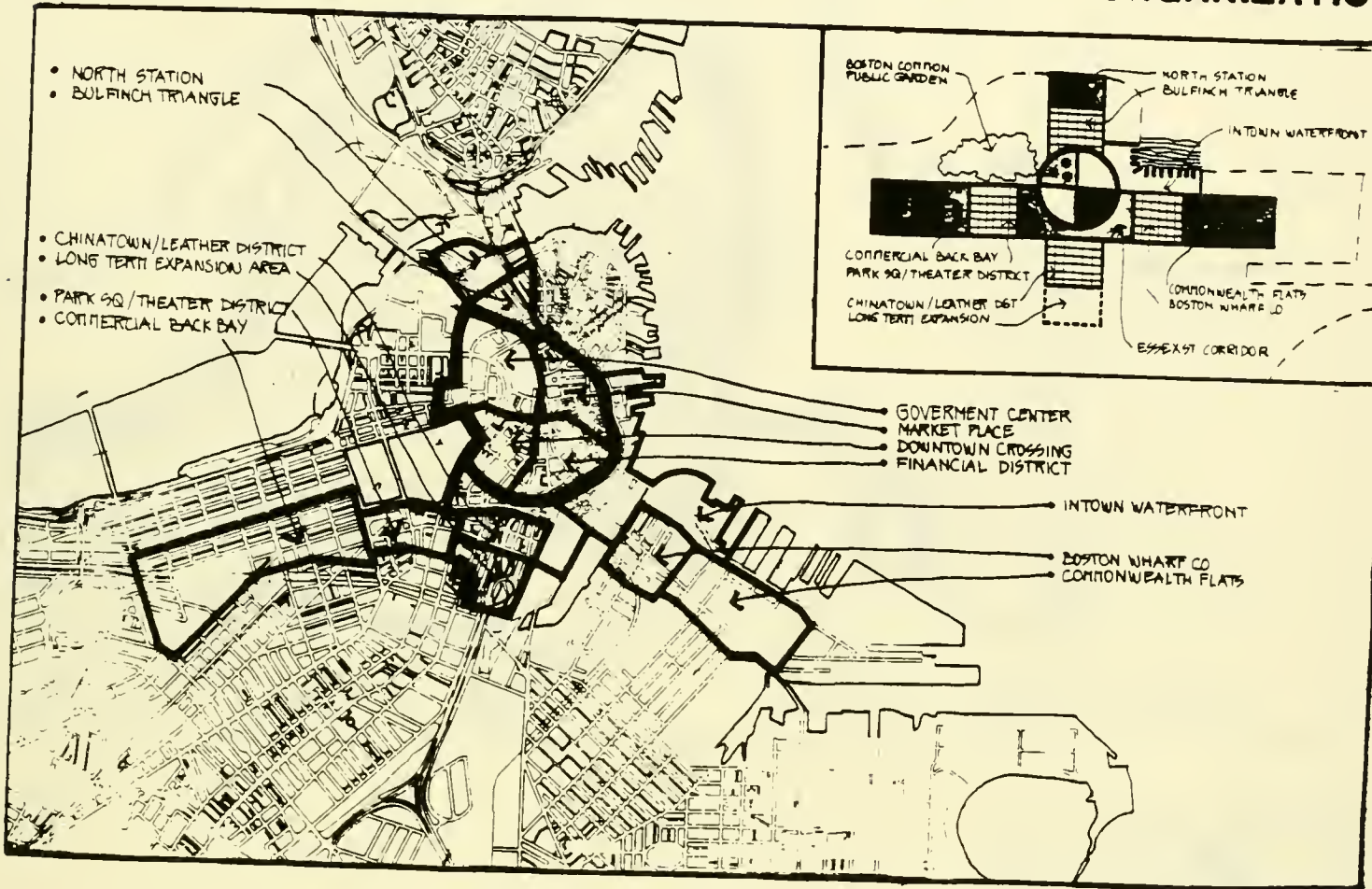
State and Federal office buildings



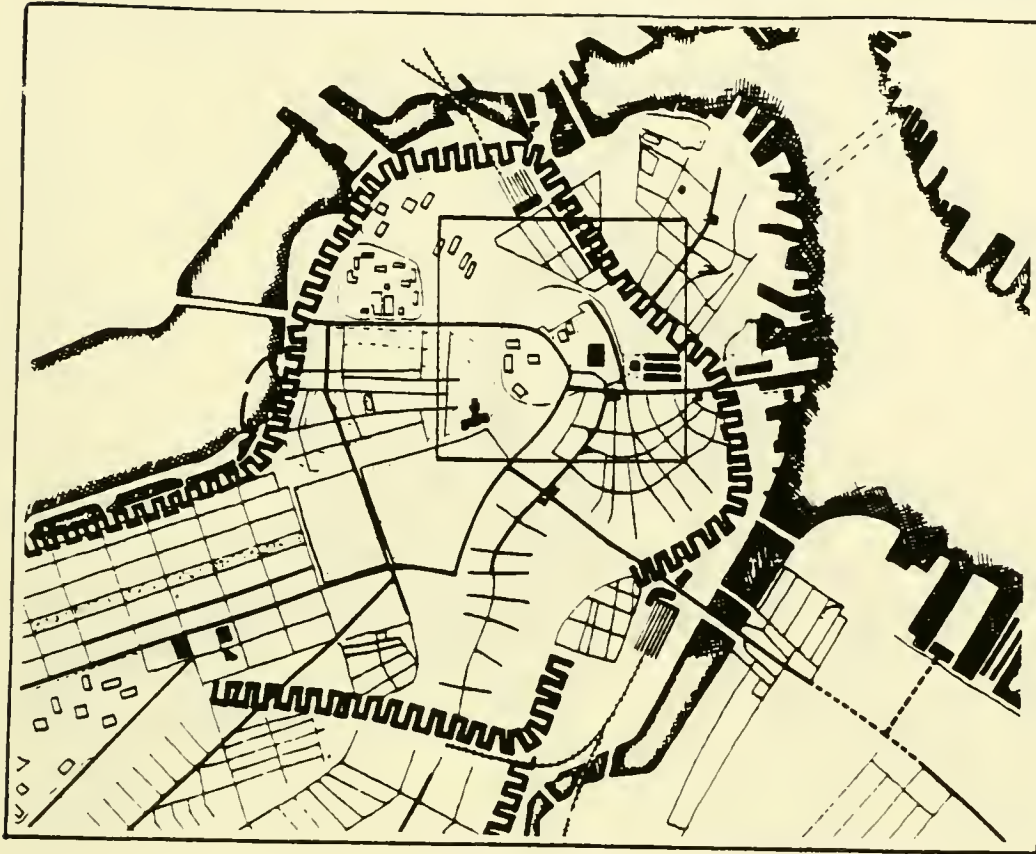
CENTRAL CITY ORGANIZATION













EXISTING AREAS

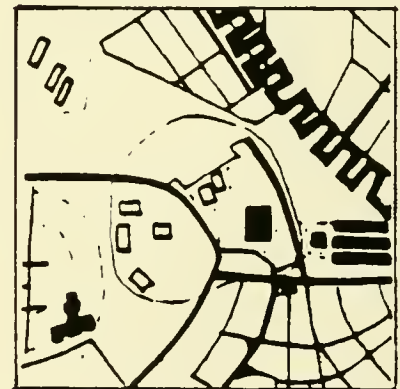
CONCEPTUAL ORGANIZATION



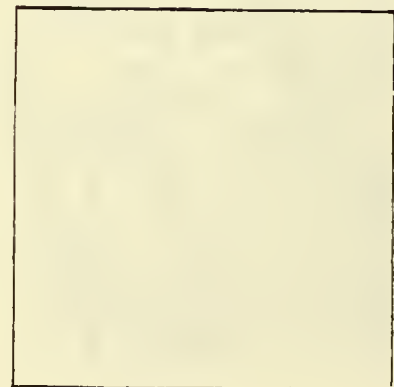
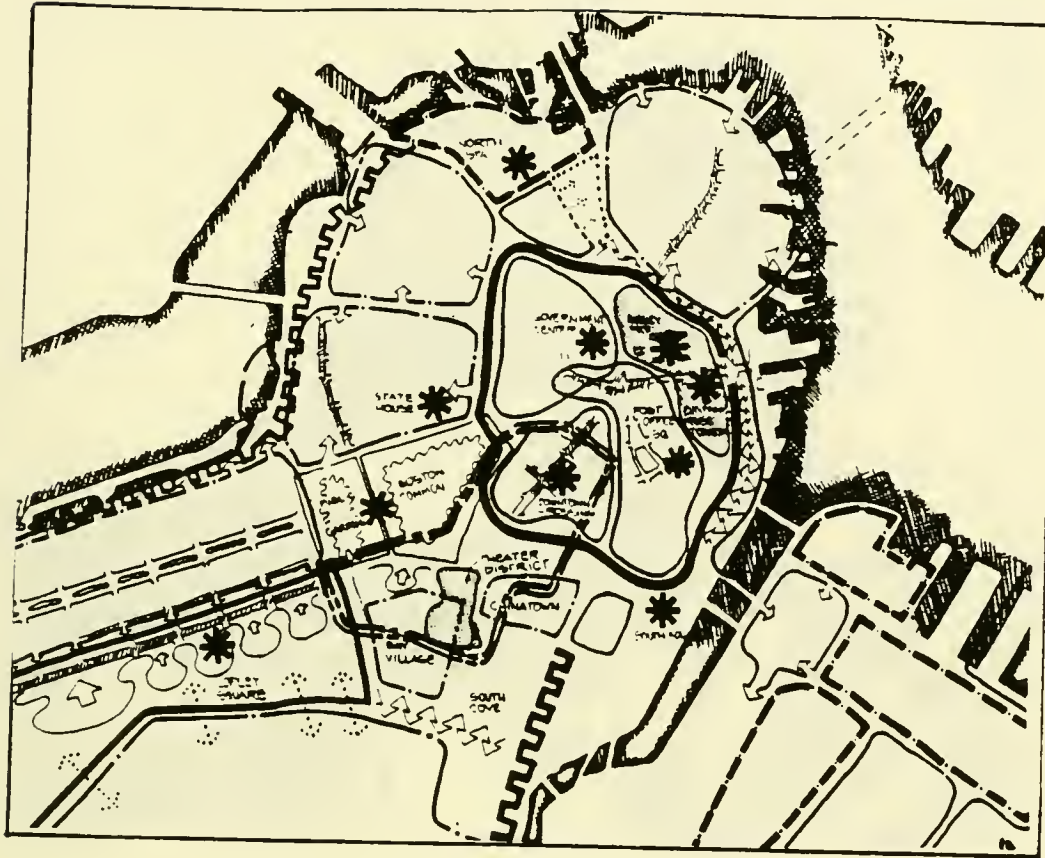
DISTRICT TYPOLOGY



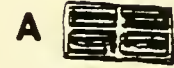
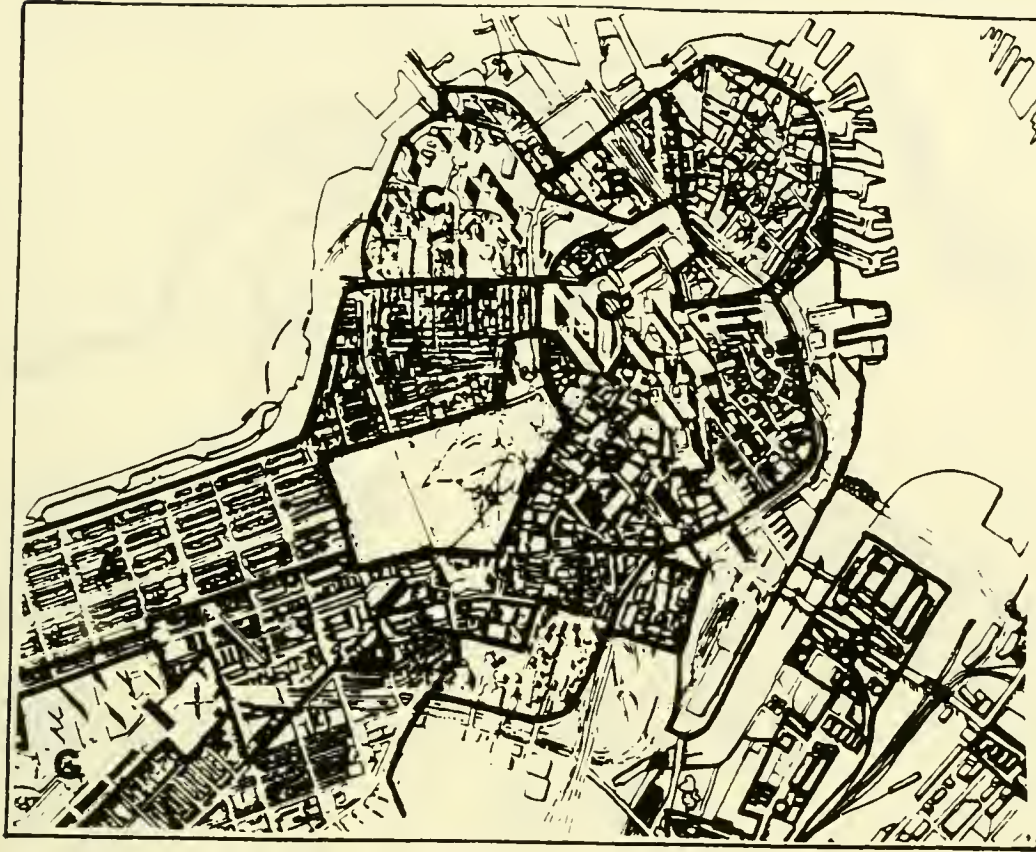
-  BARRIERS
-  LANDMARKS OF CITY WIDE SIGNIFICANCE
-  PARKS AND SQUARES
-  SUPER BLOCK
-  TOWERS IN SPACE
-  RECTANGULAR GRID
-  RADIAL GRID
-  SPINE
-  DISTORTED GRID
-  OFF ANGLED GRID
-  INTENTIONAL VARIATION IN GRID
-  MAIN STREET WITHIN DISTRICT



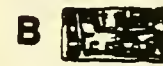
FUNCTIONAL ELEMENTS



BUILDING TYPOLOGY



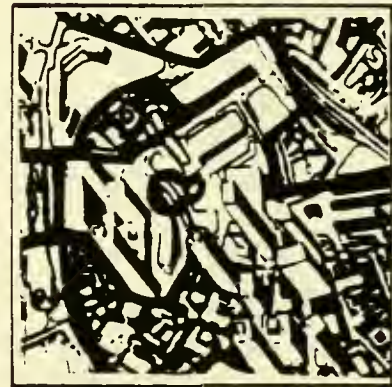
A 19th CENTURY RESIDENTIAL



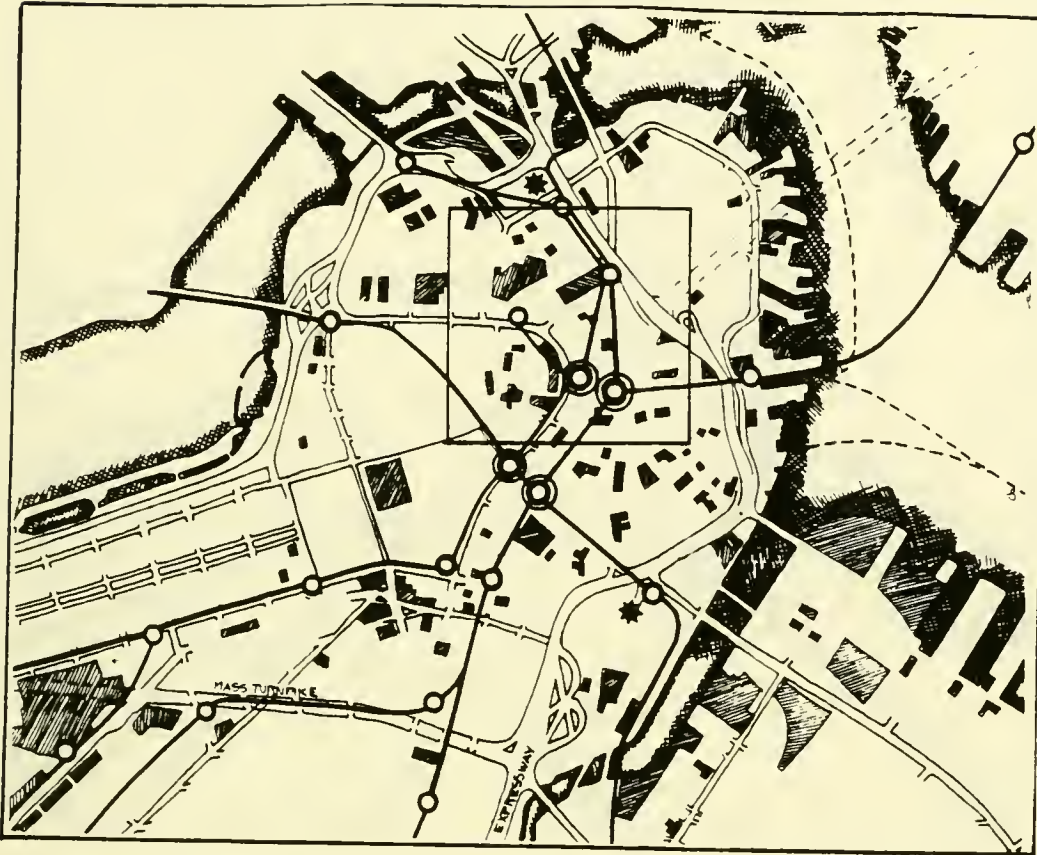
B 19th CENTURY
COMMERCIAL BUILDINGS



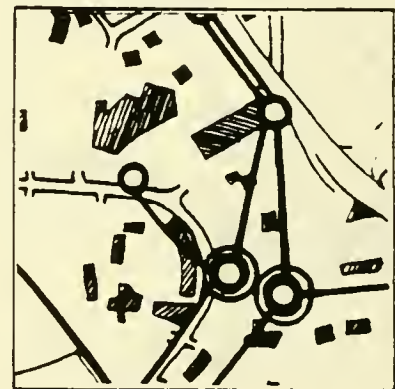
C 20th CENTURY HIGH RISE
& BLOCK BUILDING



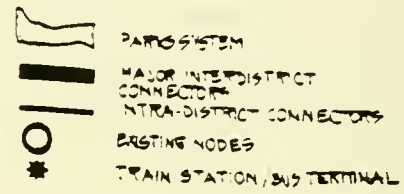
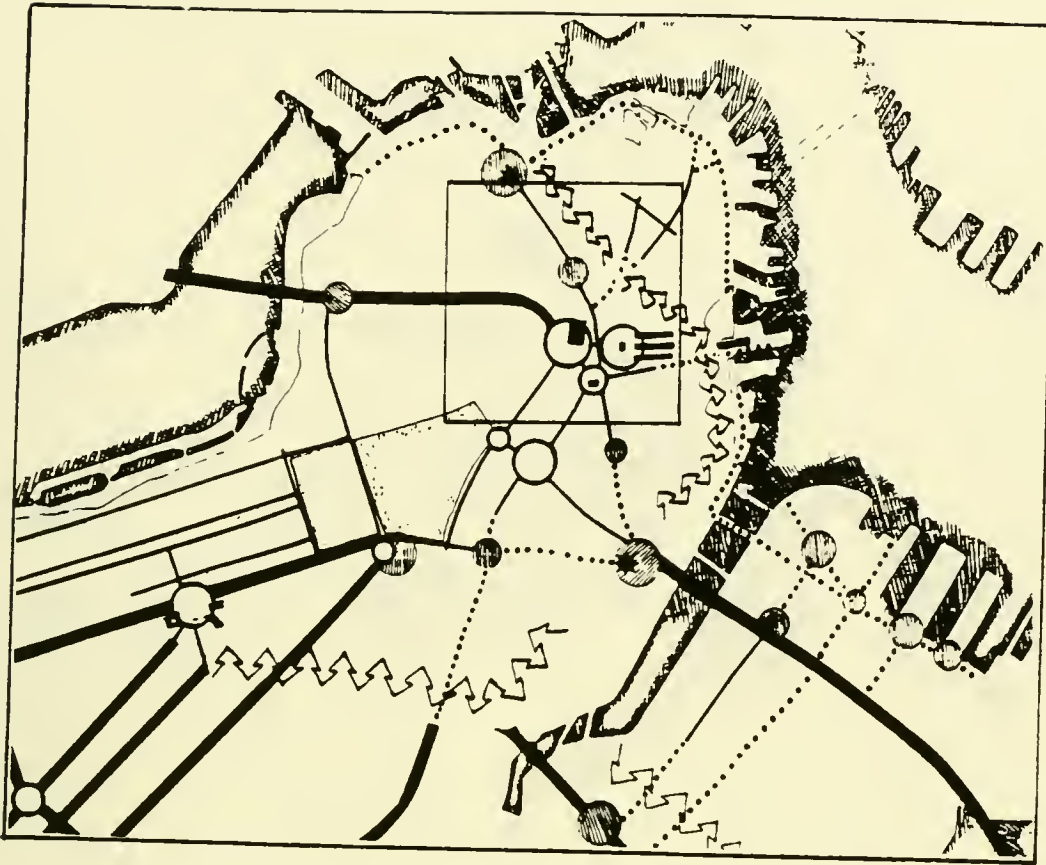
ACCESS AND CIRCULATION



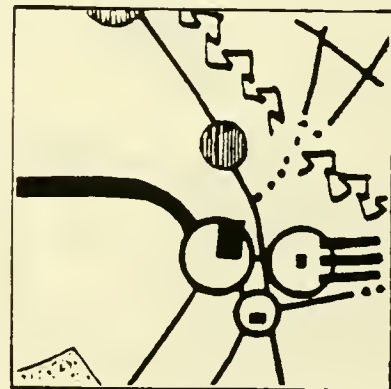
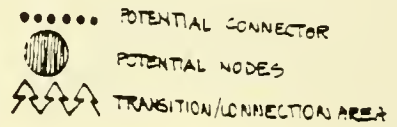
- MAIN ACCESS ROADS
- PARKING AREAS
- SUBWAY ROUTES AND STATIONS
- MAJOR TRANSPORTATION TERMINAL



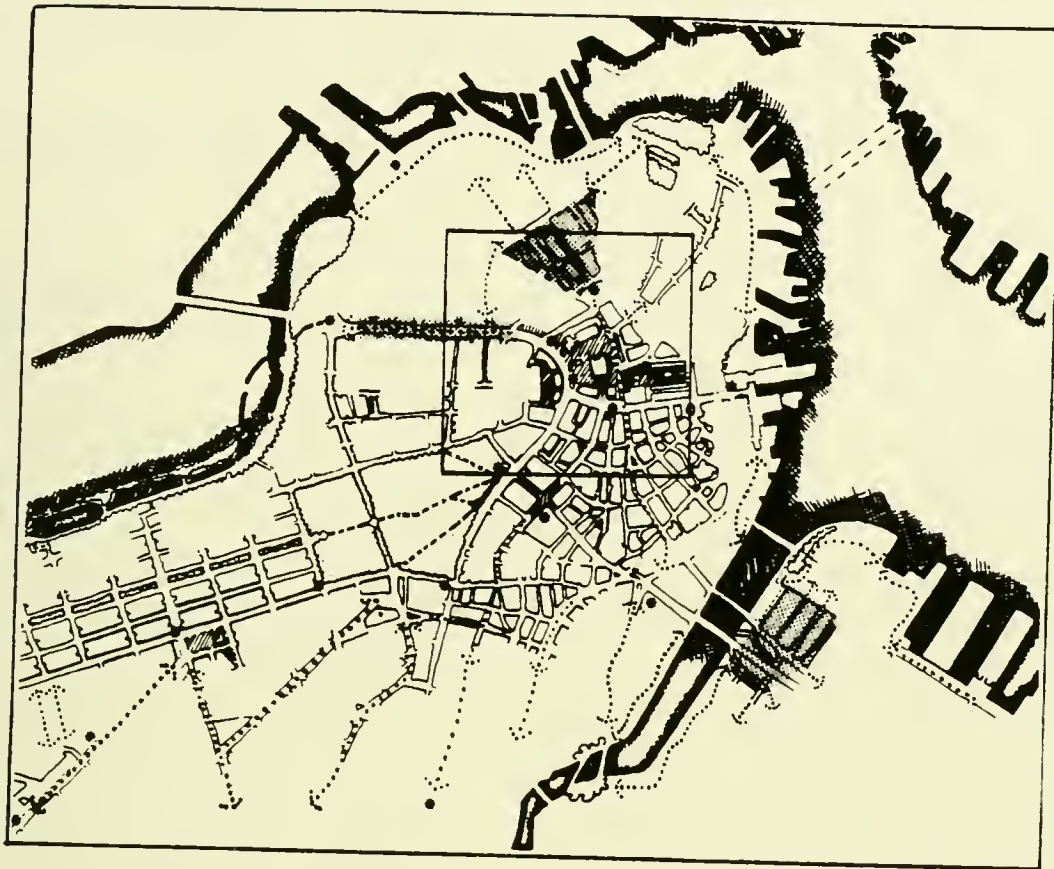
NODES AND CONNECTORS



POTENTIAL



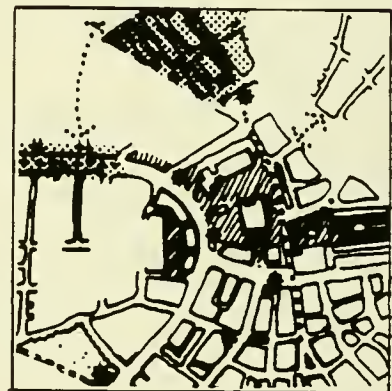
PEDESTRIAN/OPEN SPACE



- == MAJOR PEDESTRIAN LINKS
- == MAJOR PEDESTRIAN SPACE
- ||||| HIGH-INTENSITY PEDESTRIAN SURFACES
- ~~~~~ PARK / GREEN SPACE
- "T" - STATION

POTENTIAL

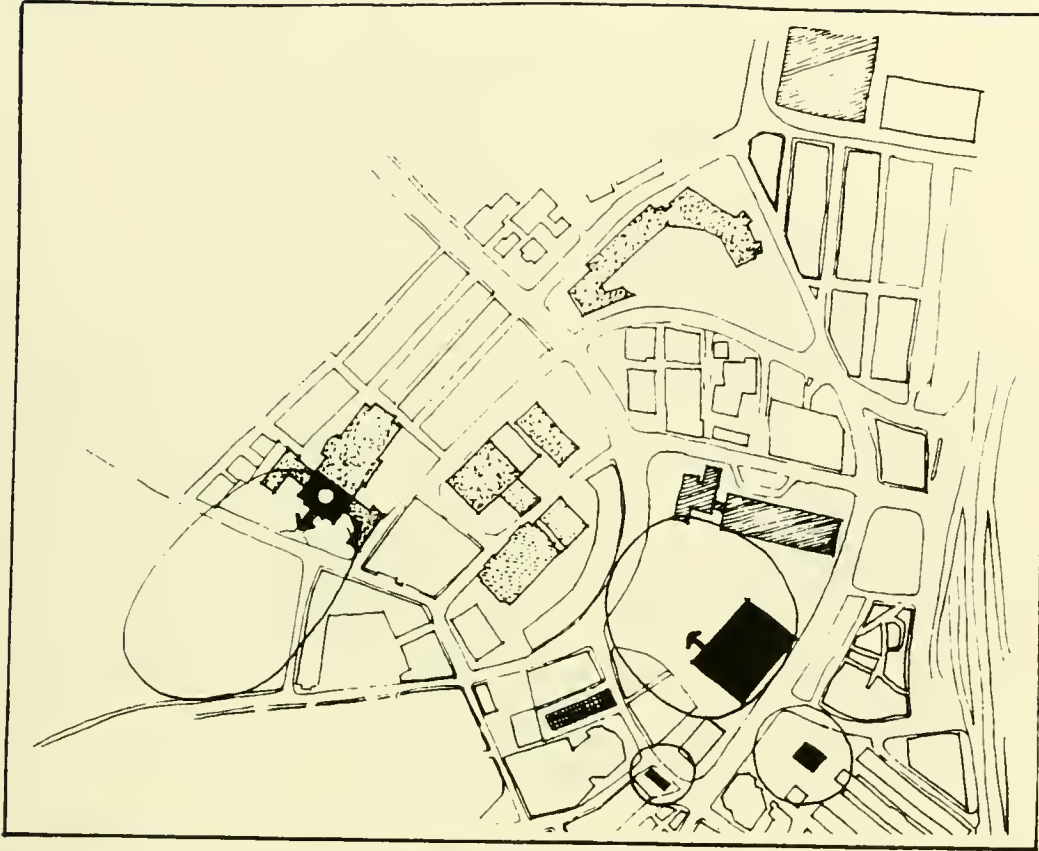
- ... IMPROVED/EXTENDED PEDESTRIAN LINK
- ~ POTENTIAL PEDESTRIAN-AREA



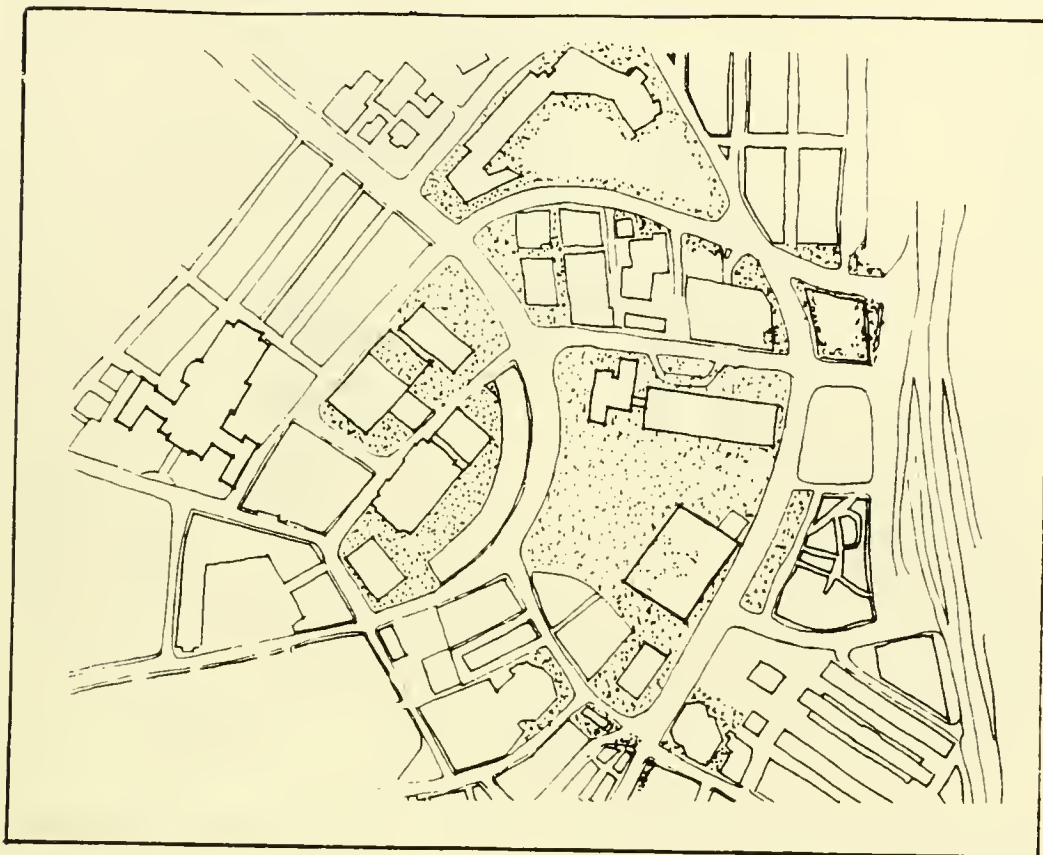
Infill Issues			
Bulfinch Triangle			
Rooftop Additions			
Tower Plazas			
St. Level Activity			
Public Land			
Widen Sidewalks			

Pedestrian Circulation			
Primary Uses			
Major Desire Lines			
Freedom Trail			
MBTA/Parking			
Bldg Entries			
District Entries			

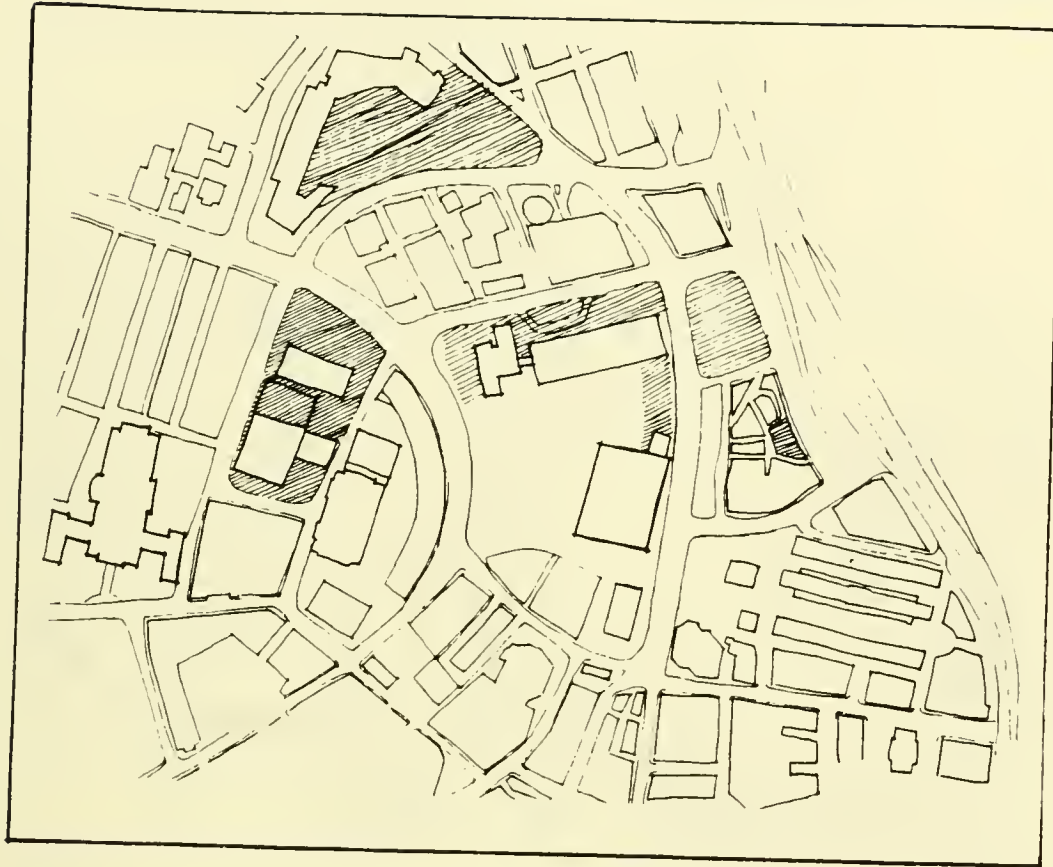
Primary Uses



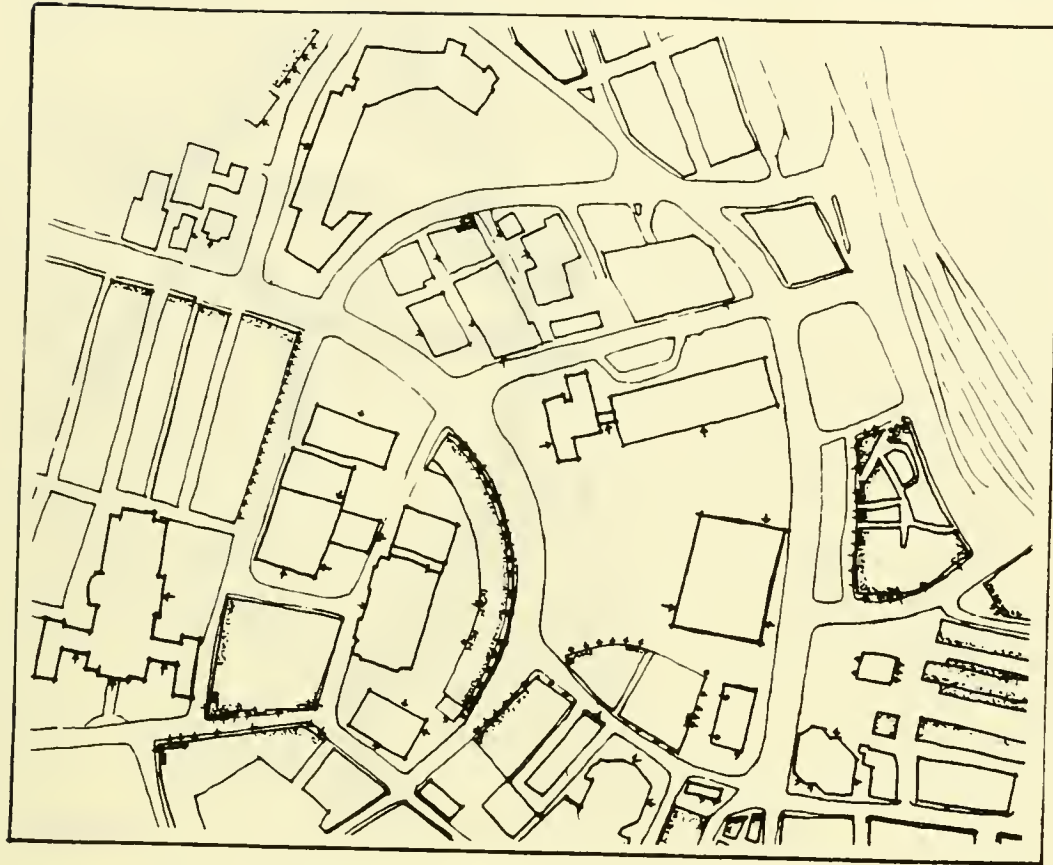
Plazas and Open Spaces Needing Improvement



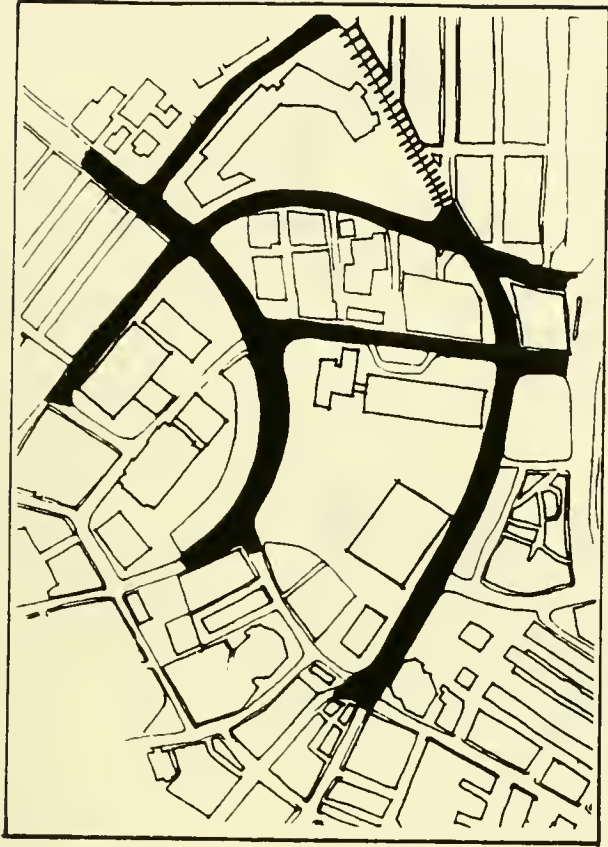
Potential Infill Sites



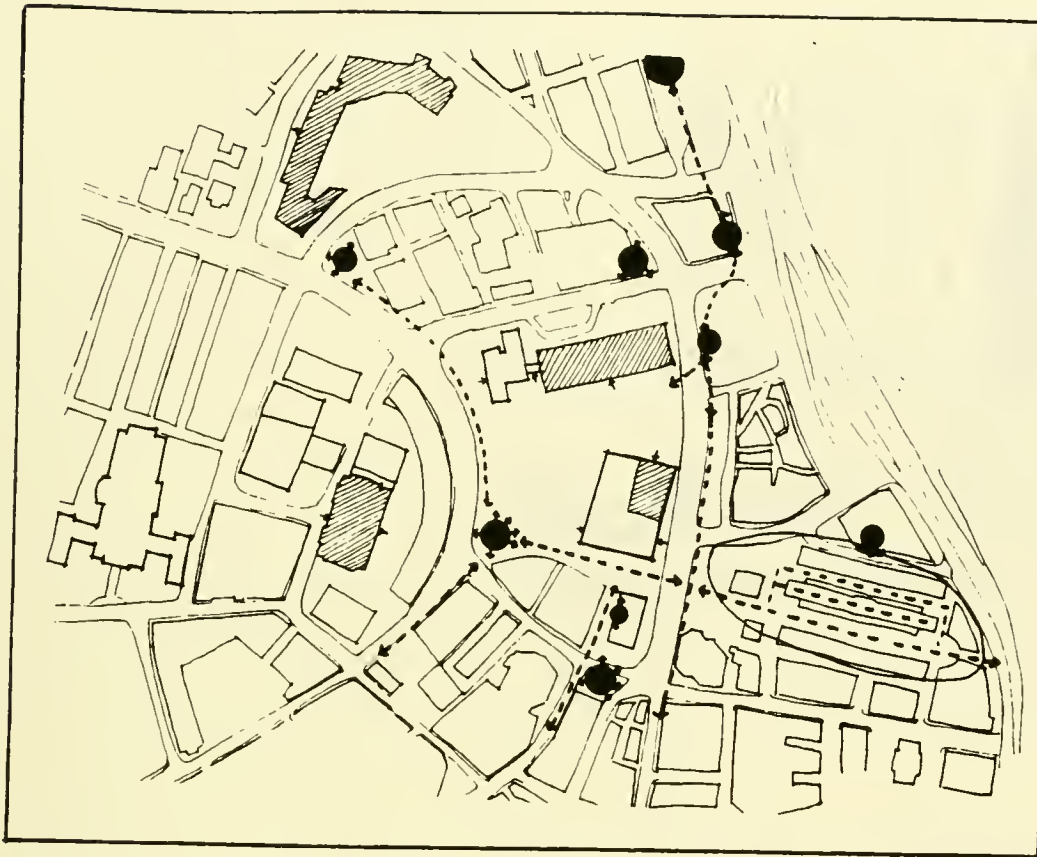
Ground Floor Commercial Activity

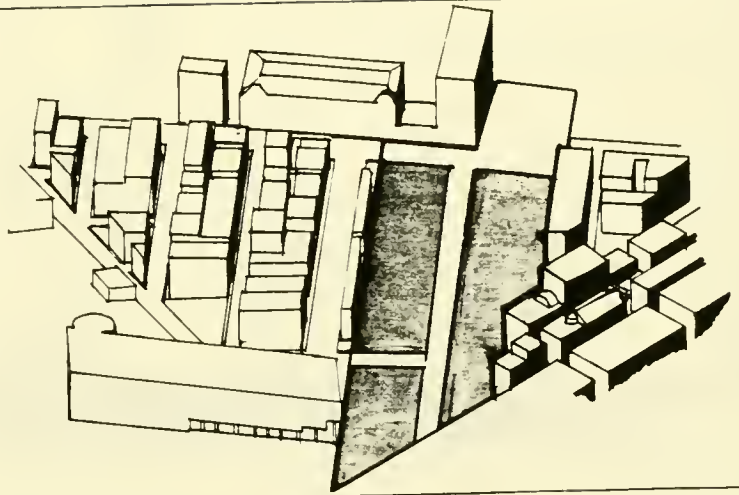


Wide Urban Renewal Streets



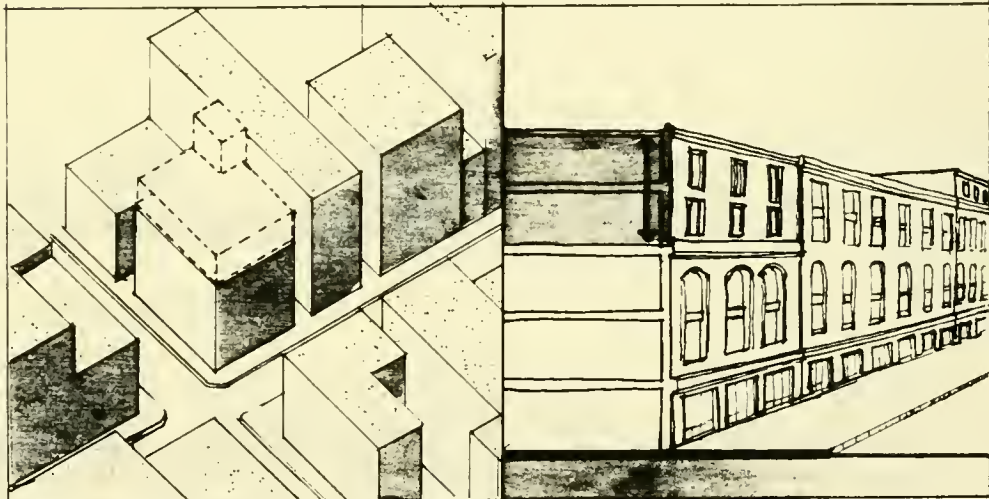
Internal Circulation





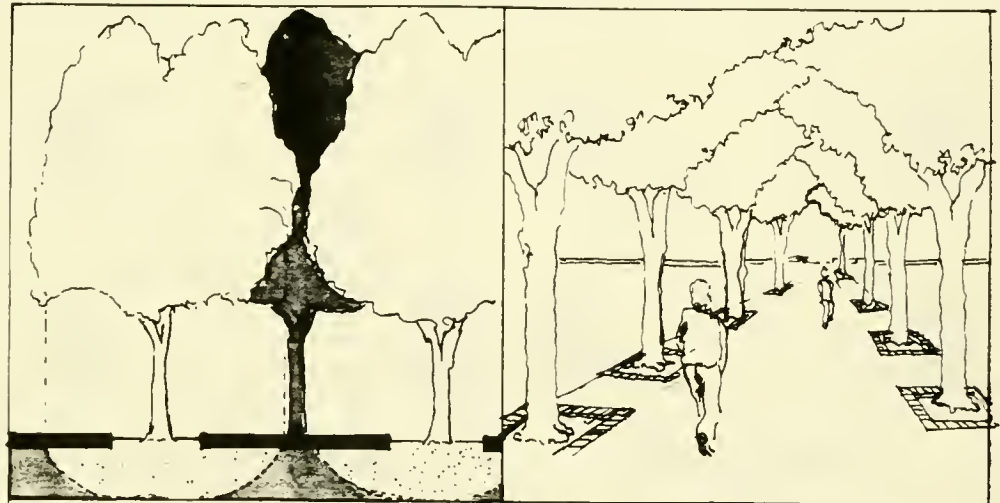
Bulfinch Triangle

Restoration through Infill



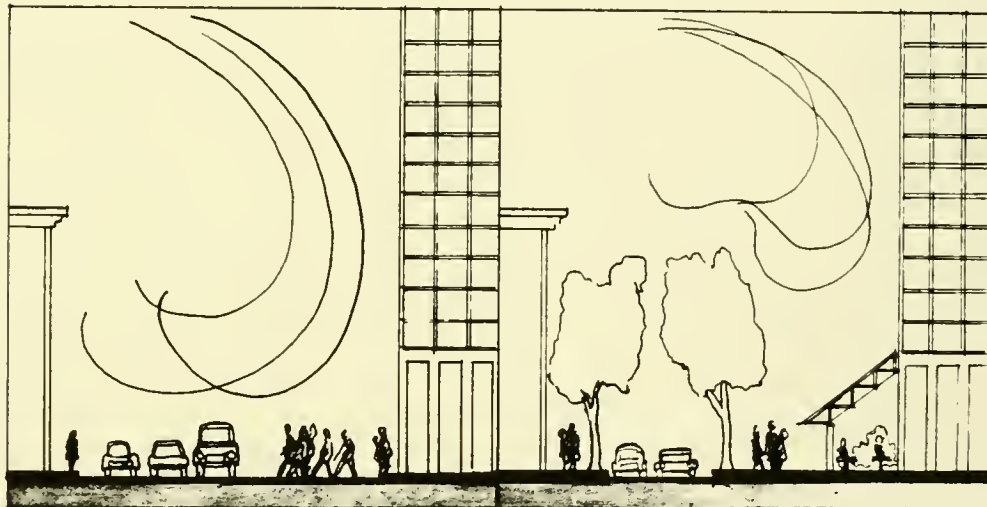
Bulfinch Triangle

Rooftop Additions



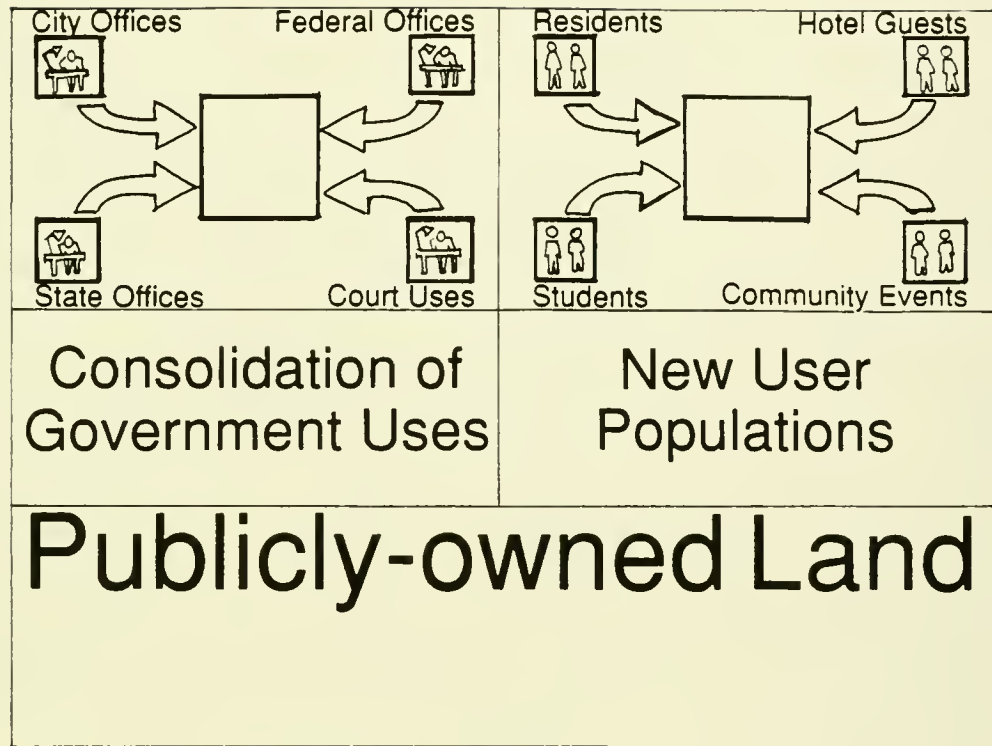
London Plane Trees

with adequate tree pits
and irrigation system



Tower Plazas

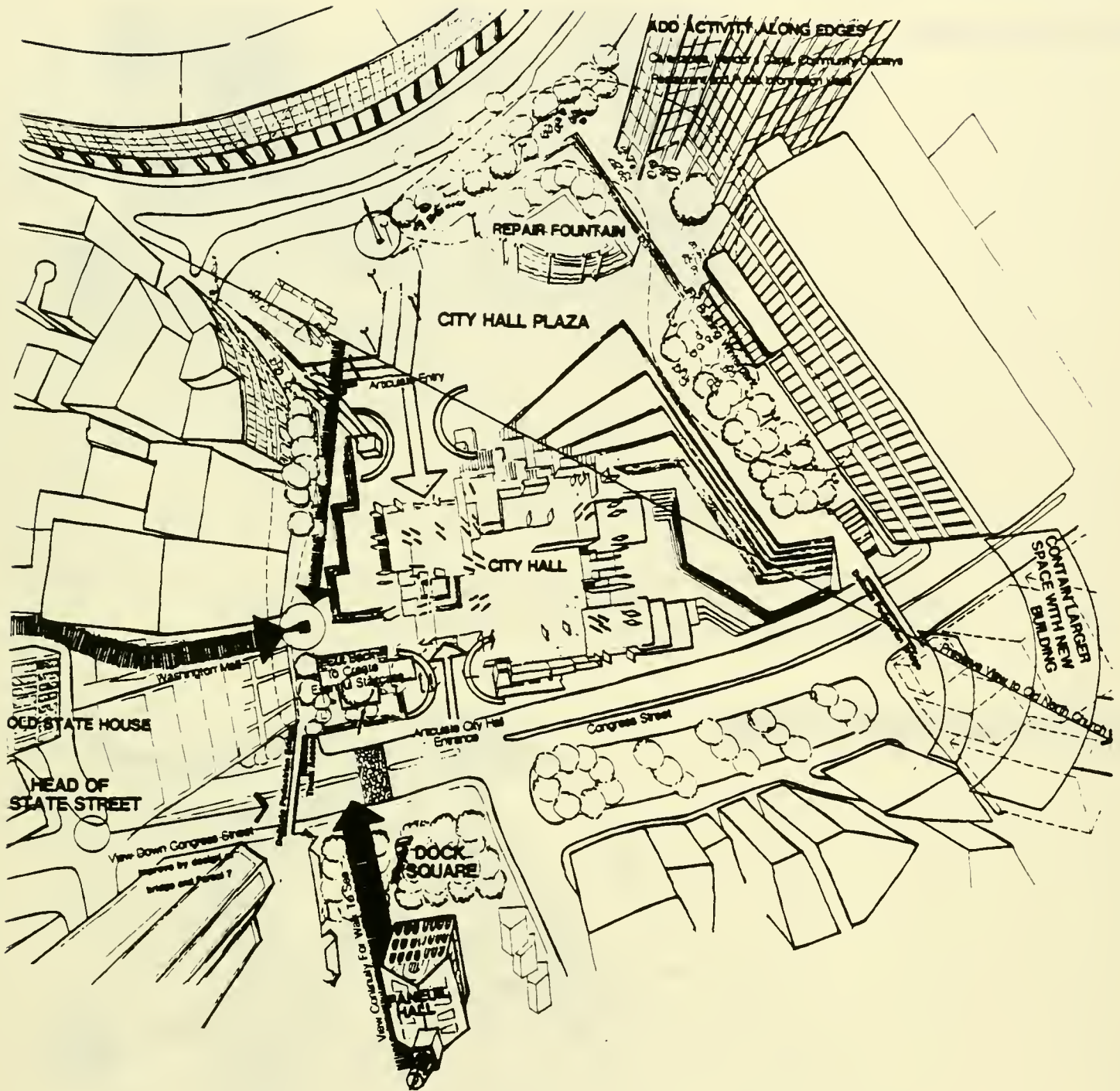
Public Space Improvements
and Low Building Additions



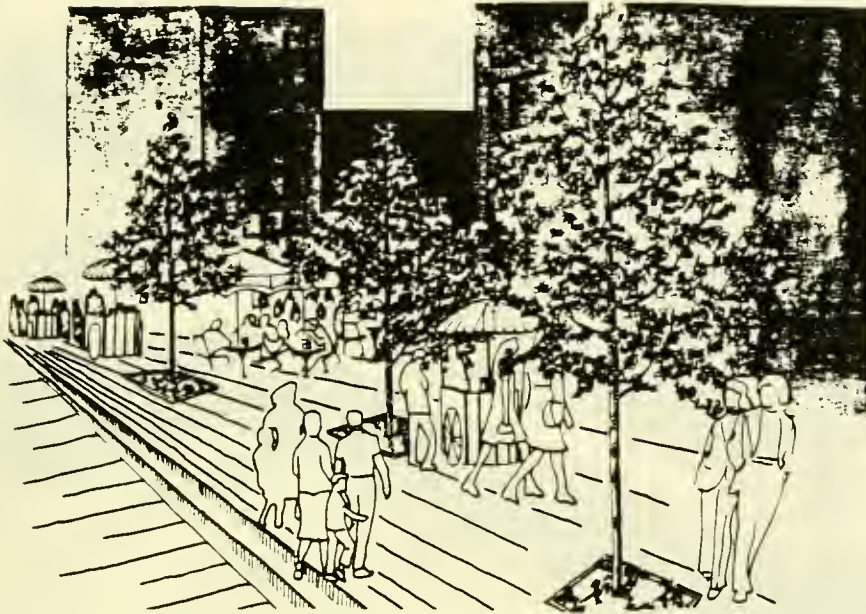
City Hall Plaza				
London Plane Trees				Fountain Area
Vertical Features				Amphitheater
Public Art Plan				Dock Square
Sign System				City Hall Entry
		Conceptual Analysis	Illustrative Design	
Programmed Events				City Hall Atrium
Vendor's Carts				Washington Mall

Focal Points				
	State Street	Pemberton Square		
	Haymarket Square	Bowdoin Square		

ADD ACTIVITY ALONG EDGES
 CAROLINE, NANCY & JILL, COUNTRY COUNTRY
 PRAIRIE, 2001, FOR INFORMATION, 2001



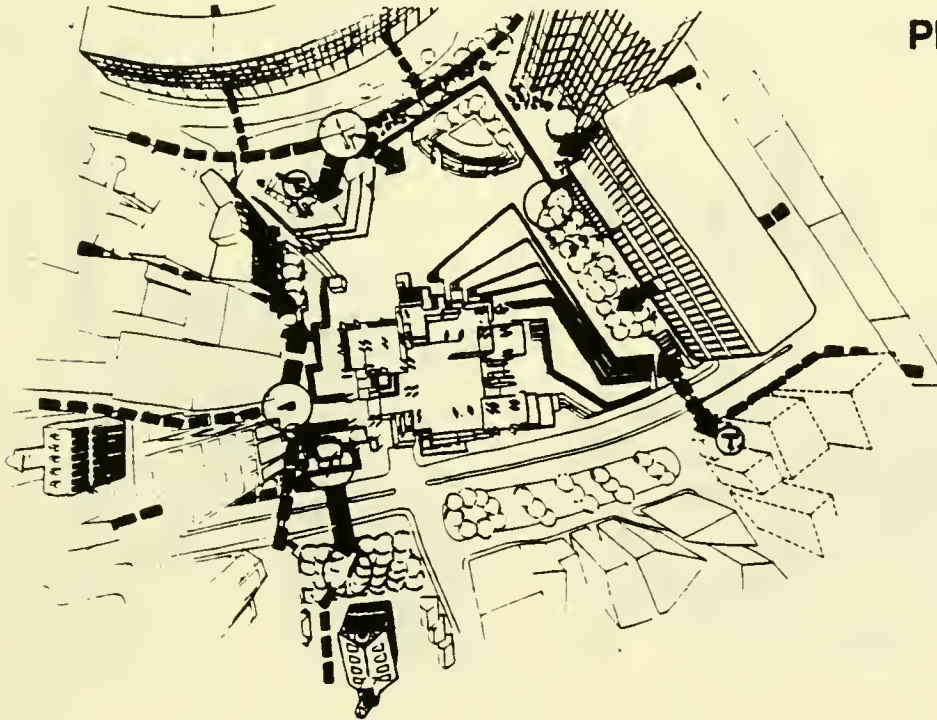
PUBLIC ACTIVITY



Issue: How to enliven the plaza on a day-to-day basis while preserving space for large events and sense of grandness.

Opportunity: Add restaurants and public information uses in base of buildings; utilize cafe tables, vendor's carts, and moveable canopies and encourage performers and outdoor community displays.

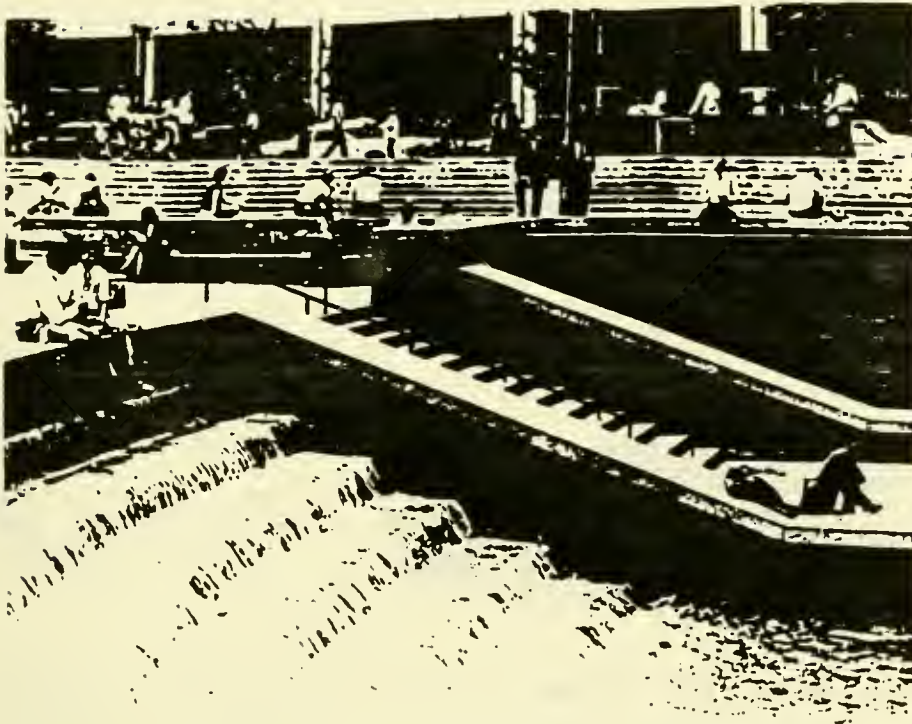
PEDESTRIAN CONNECTIONS



Issue: Pedestrian connections are sometimes unclear.

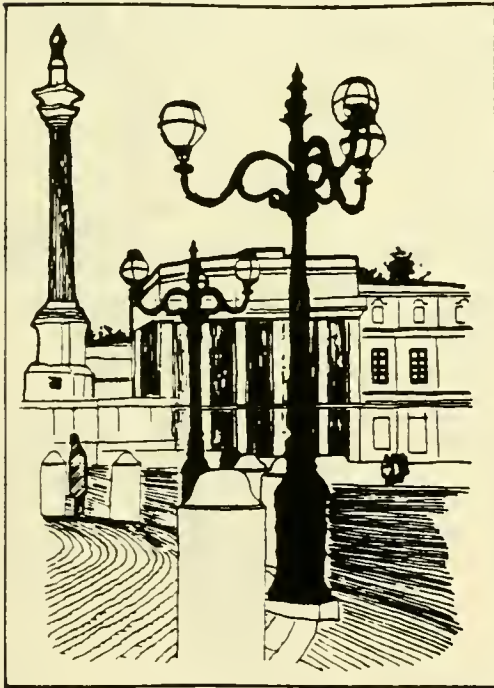
Opportunity: Improve connections through streetscape improvements, visual markers, and new through-block passageways.

FOUNTAIN



Issue: The fountain has not been turned on due to costly maintenance and repair.

Opportunity: Analyze feasibility of installing a new simplified fountain system or redesigning this feature.



SPECIAL FEATURES

Issue: Plaza features can create special identity and a Bostonian character.

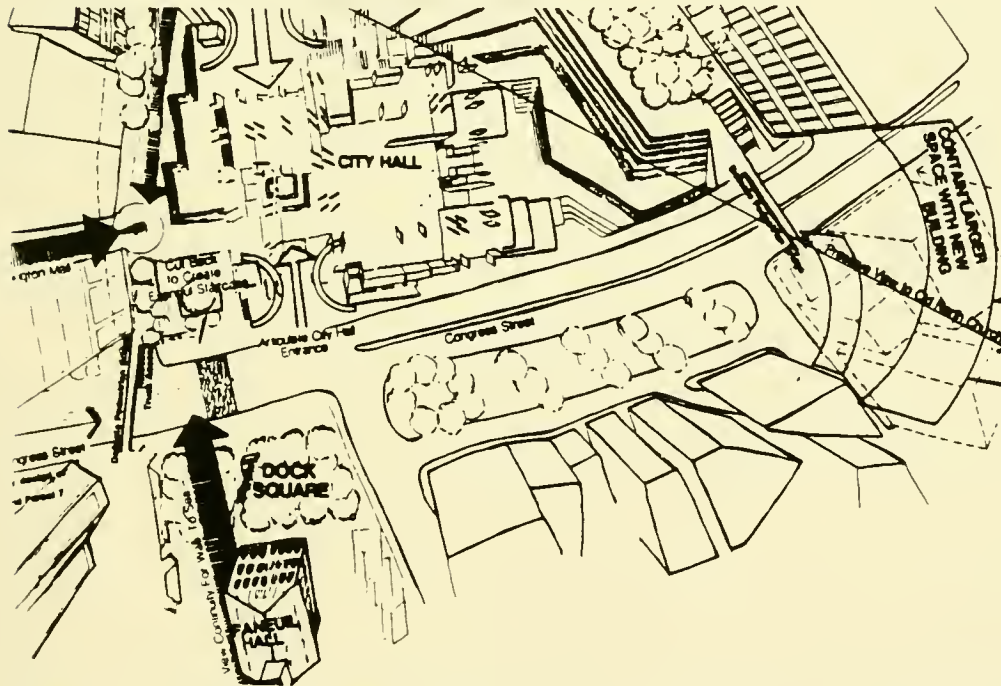
Opportunity: Improve T station, replace lighting fixtures, selectively add monuments and statues.

CONTAINMENT AND CONNECTIONS



Issue: Some views successfully contain and connect while others do not.

Opportunity: Preserve existing views and through development of Parcel 7 help contain City Hall Plaza and Dock Square while preserving view to Old North Church.

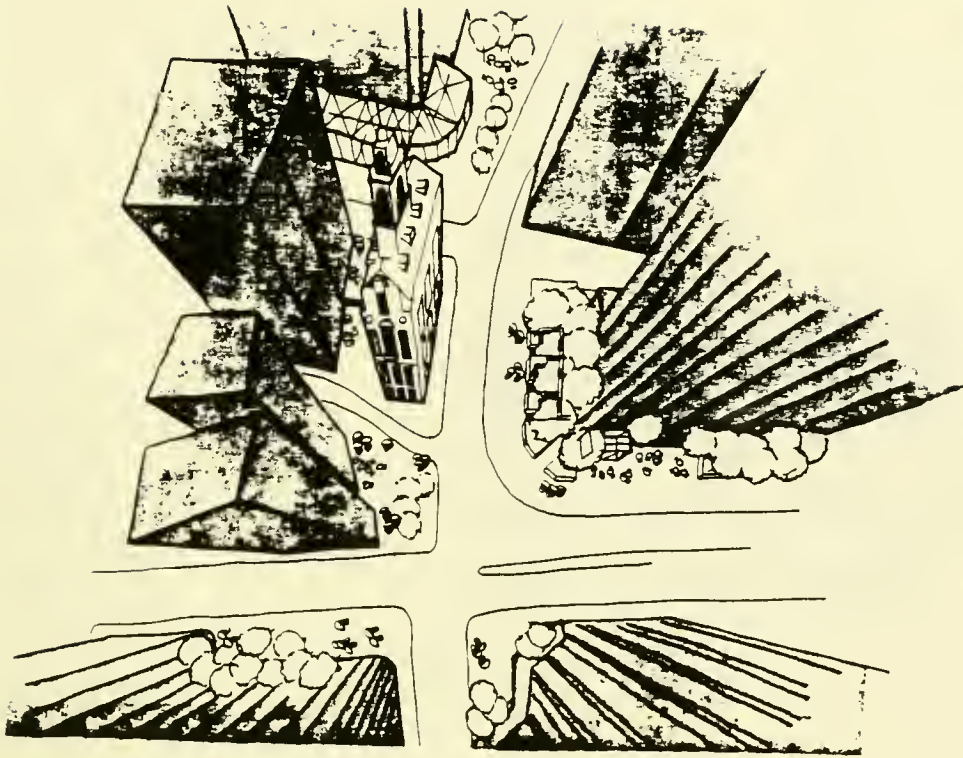


CONGRESS STREET

Issue: Congress Street disrupts scale, closure, and pedestrian activity while the entry to City Hall seems like a back door.

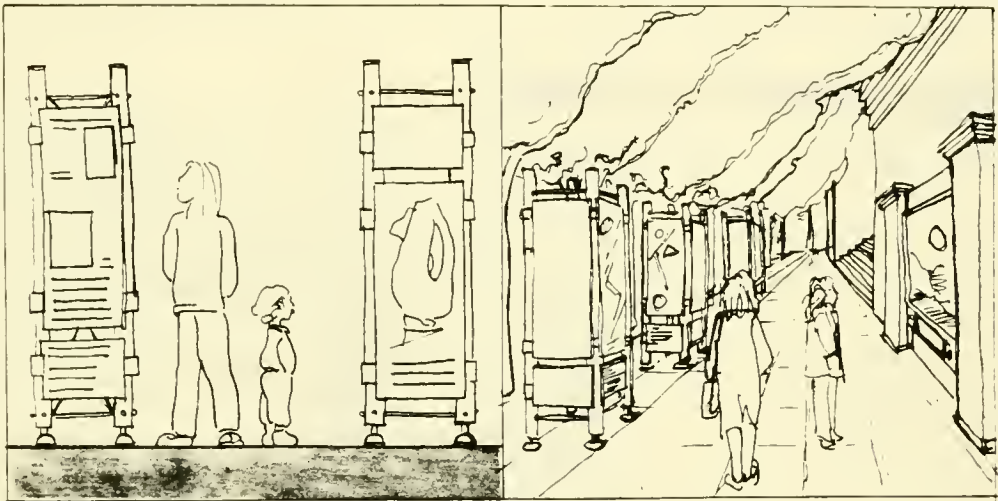
Opportunity: Redesign eastern edges of City Hall Plaza to improve image, activity, and pedestrian flow.

HEAD OF STATE STREET



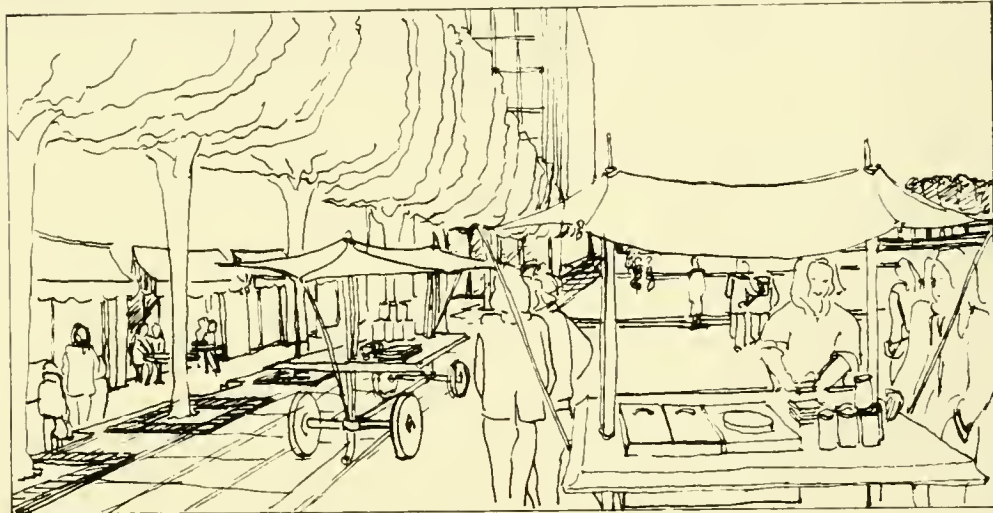
Issue: Boston's original town square has eroded as a special place in the city.

Opportunity: Redesign underutilized pedestrian space and extend sidewalks at Devonshire Street.



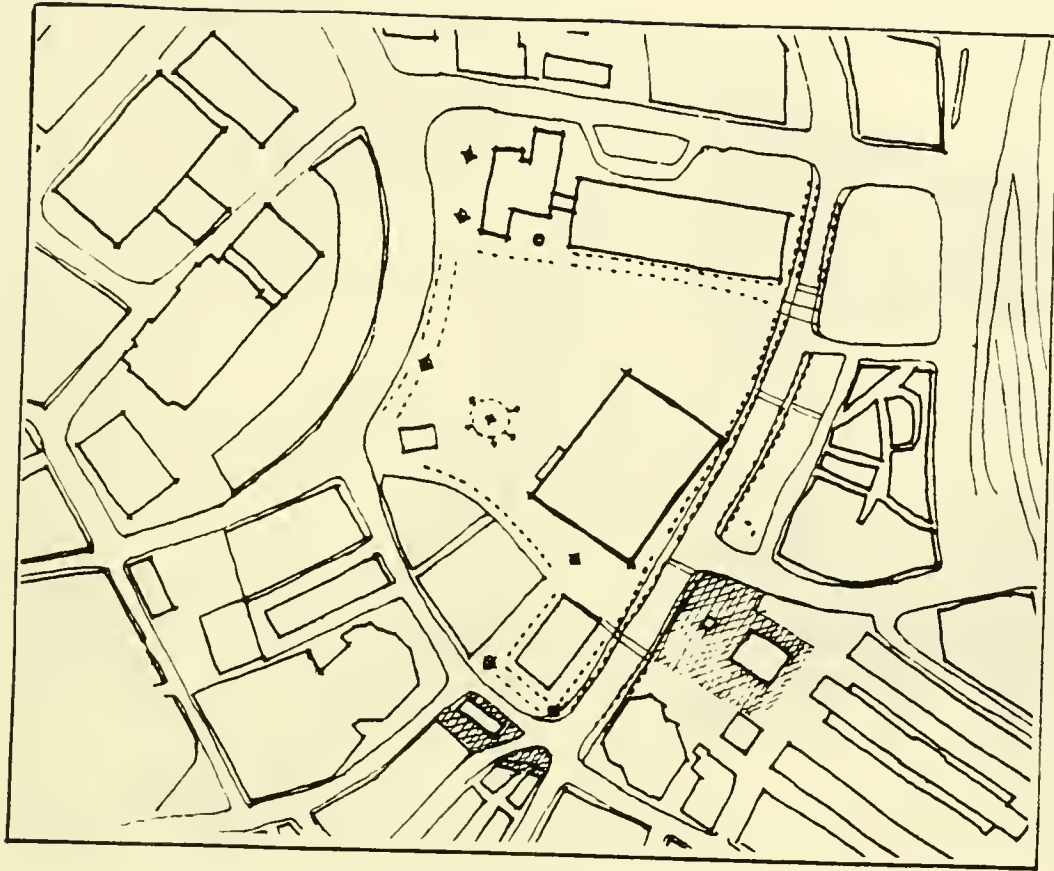
Public Art Plan

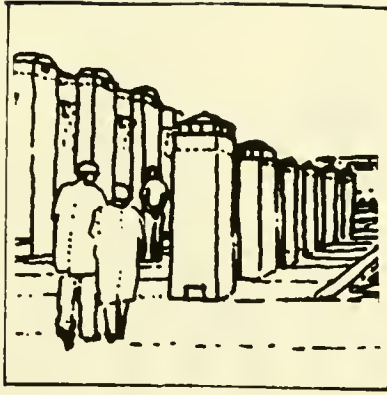
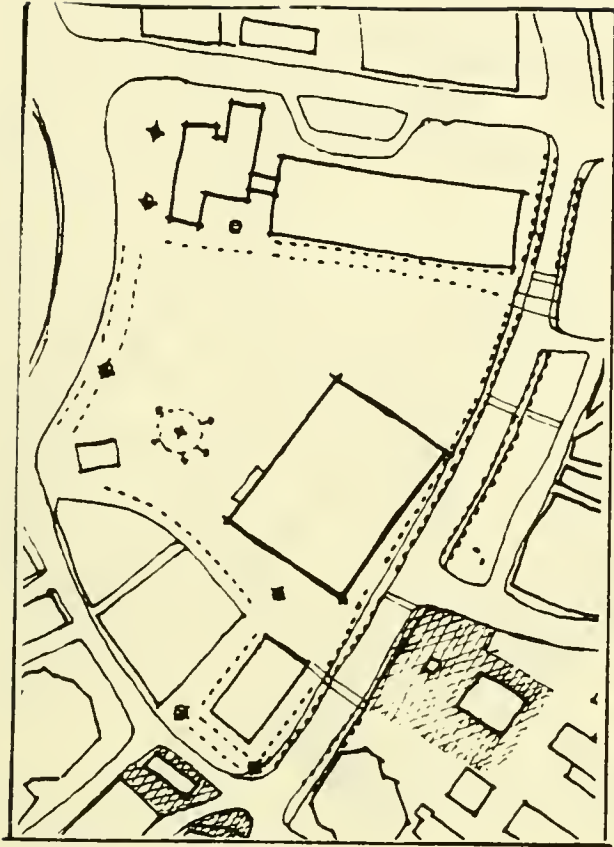
commemorating liberty
and human rights



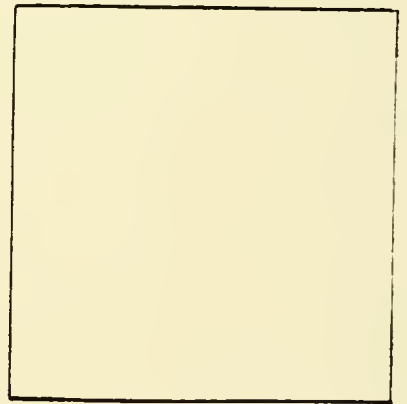
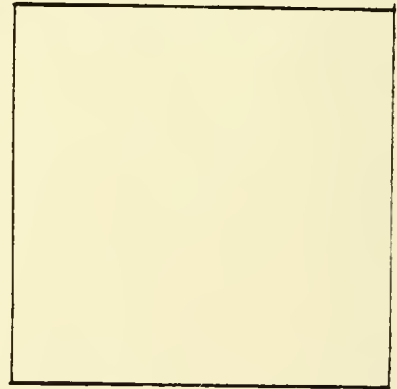
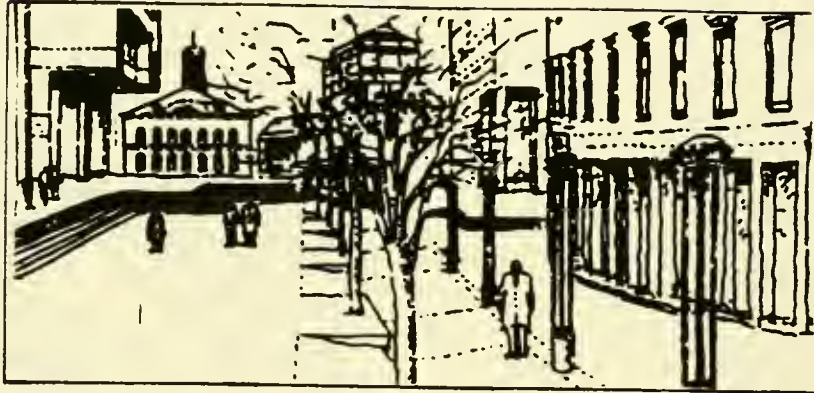
Vendor's Carts

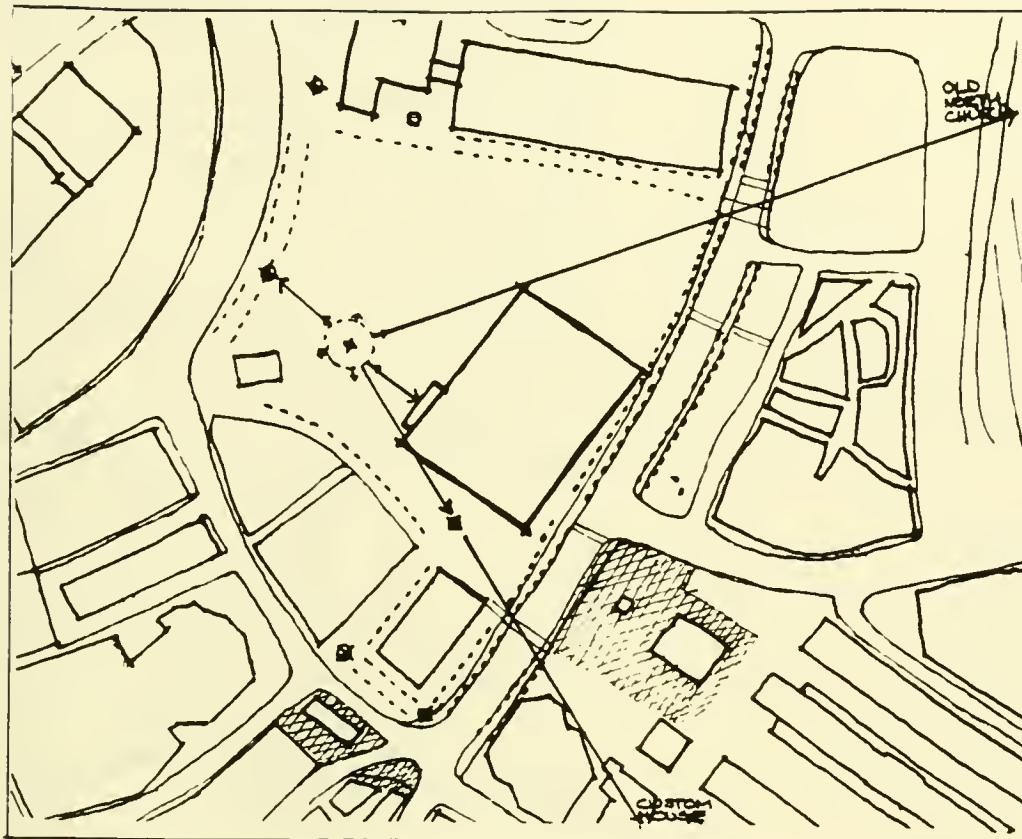
Liberty Promenade



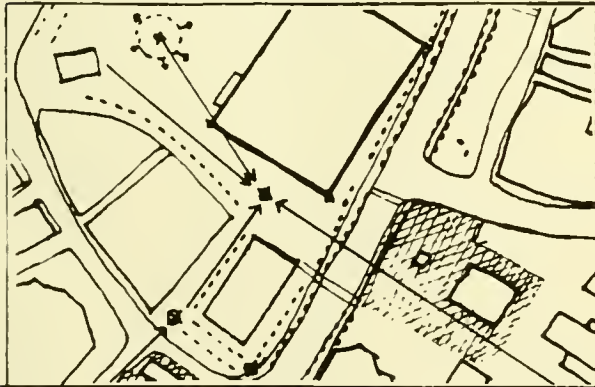
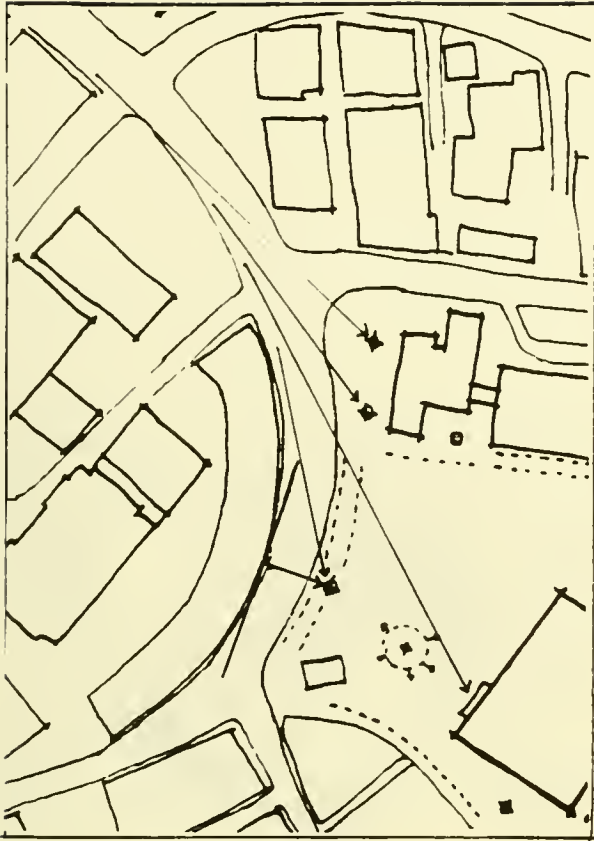


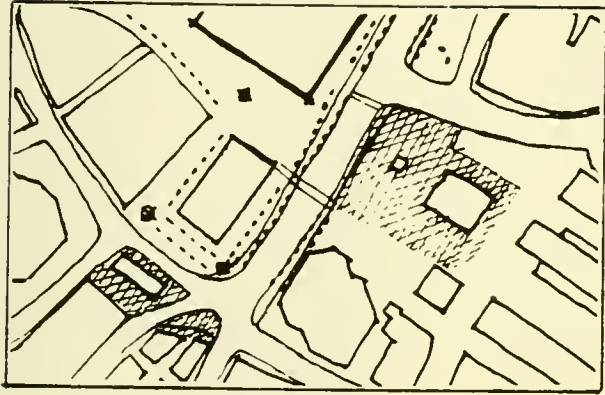
Lanterns of Libert





Fixed Points/ Pivot Points





CBD
B65R
1989

AUTHOR

NORTHERN DOWNTOWN
DISTRICT STUDY

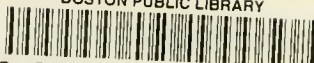
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